

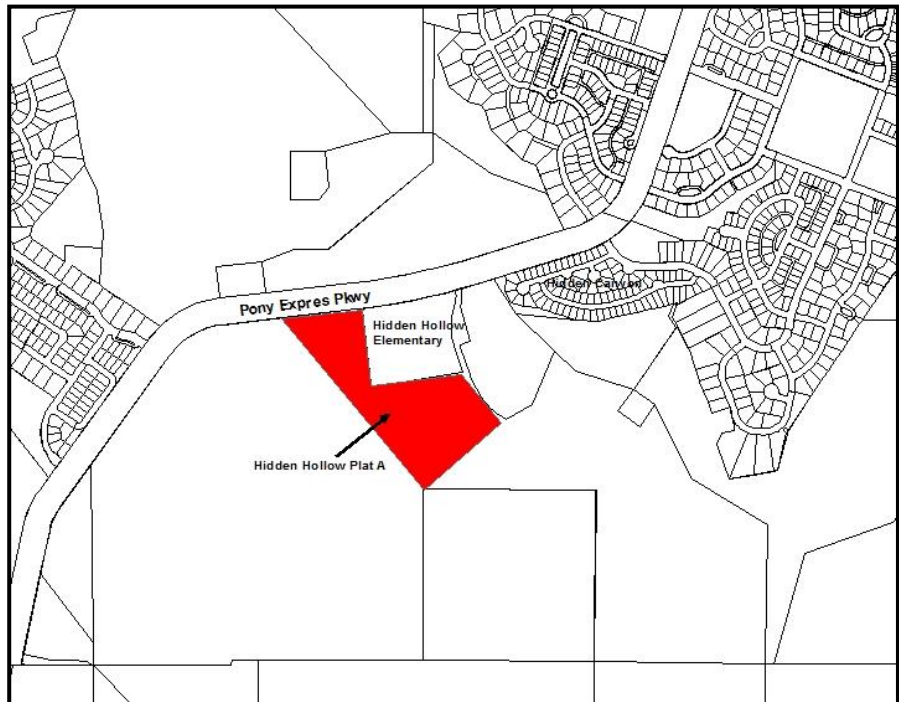


EAGLE MOUNTAIN CITY
City Council Staff Report
JULY 16, 2013

Project: **Hidden Hollow Phase A Plat 1 Final Plat**
Applicant: Ryan Bybee/Cadence Capitol
Request: Final Plat Approval
Type of Action: Action Item; Consent Agenda
PC Recommendation: Approval 4-0 (1 absent)

Proposal

The Cedar Valley Phase A Plat 1 development agreement was approved on March 20, 2007 by the City Council. The approved plat was never recorded with Utah County. The applicant entered into negotiations with Alpine School District for the property to build the Hidden Hollow elementary school. A new proposal has been submitted with less lots due to the school being built. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq ft. The new proposal is for 35 total lots with a density of 2.98 lots per acre and an average lot size of 11,103 sq ft. The applicant met with the Development Review Committee on March 19 2013 and has addressed the comments/redlines from that meeting.



Park/Landscape Plan

The original approved landscape plan stated that the park had to be completed before the 66th building permit between plats A and B. With the new submittal there are fewer lots in Plat A so the completion time frame will need to be revised to 50% of the total lots between plats A and B. The park improvements that are required for Plat A will need to be bonded for or the money placed into an escrow account with the City and used by the developer for the construction of the park at a later date. City Staff and the applicant will need new cost estimates to determine the total cost of the improvements for Plat A. The applicant will also need to improve the frontage property along Pony Express Pkwy.

Attachments: Approved Cedar Valley Plat (2007), Proposed Hidden Hollow Phase A Plat 1 Final Plat